

PROPOSED DEVELOPMENT CONDITIONS**SEA 97-M-075-02****April 9, 2014**

If it is the intent of the Board of Supervisors to approve SEA 97-M-075-02, located at 6318 Leesburg Pike, Tax Parcels 51-3((1))-33 and 34, for a service station and quick-service food store, pursuant to Sect. 4-804, 7-607 and 9-601 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions on the property. Previous conditions carried forward, or with only minor modifications, are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled "Plat for Special Exception. Service Station and Mini-Mart. Seven Corners", consisting of one page, prepared by The Tech Group, Inc., which is dated September 1997, as revised through May 4, 1998, and as modified by these conditions.
5. Notwithstanding any notations on the Special Exception Plat, SEA 97-M-075-02 hereby authorizes the service station and quick-service food store uses, rather than the previous service station/mini-mart use.
6. Prior to the receipt of a non-RUP for the quick-service food store use, the applicant shall:
 - A. Remove the remaining portions of the relocated sign adjacent to Route 7, as per Condition 11.

- B. Remove all nonconforming temporary signs or displays, per Condition 12.
- C. Remove any outdoor storage or display of goods in excess of Ordinance requirements and relocate the remaining storage or display to be clear of any required entrance, sidewalk or accessible path, as per Condition 13.
- D. Remove the one pin oak tree along the Route 7 frontage that has been damaged beyond recovery, and replace with a two-inch caliper willow oak or black gum tree.
- E. Repair or replace the damaged "acorn" light fixture adjacent to the retaining wall, along the Route 50 frontage.

7. The three parking spaces depicted on the Special Exception Plat along the northeast side of the building, adjacent to the trash enclosure, may be utilized as a loading area rather than parking spaces, as long as the minimum number of required parking spaces are accounted for on the site. At such time as any right-of-way dedication, or other site modification, might reduce the number of total parking spaces on the site, these three parking spaces shall be restored, if needed to ensure that the minimum parking requirement is met.

3.8. All four sides of the building shall have the same architectural façade treatments. In order to provide compatibility with the existing shopping center to the east, the building design shall include brick work in neutral earth tones. The building design may be enhanced with red awnings similar to those on the existing shopping center on Tax Map 51-3 ((1)) 29.*

4.9. All faces of the canopy shall be surfaced with a non-reflective surface to minimize the visual impact of the canopy. A maximum of two signs on the canopy are permitted, with a combined maximum size-sign area of approximately three feet by three feet each 9.13 square feet, and may be internally illuminated. The canopy fascia may be downlit, so long as such lighting is in conformance with the standards of Article 14 and Article 12 of the Zoning Ordinance.*

5.10. One monument sign of a size not to exceed 40 square feet in area and 11.5 feet in height may be provided in the location indicated on the Special Exception Plat at the northern portion of the property. The sign shall be placed on a brick foundation of a material and color consistent with the illustration in Attachment 1 of these conditions. The base of the foundation shall may be modified to create a planter of sufficient size to support evergreen shrubs and seasonal plantings, as determined appropriate by UFM. Such planter may be constructed on the side of the sign facing the street only, or on both sides of the sign, at the applicant's discretion. Also at the applicant's discretion, the brick pillars on the sides of the sign support may be extended to be level with the top of the sign panels, and/or the area between the

sign panel and the base may be left open or filled with brick matching the base. A white and red color scheme consistent with the signage in the existing shopping center to the east of the subject property should be provided if possible. *

~~6-11.~~ ^{*Car shown in Attachment B*} In accordance with Section 10-4.1-2 of the Zoning Ordinance, a second sign providing price information may be installed either along the eastern property line as indicated on the Special Exception Plat, or along the Route 7 frontage in the location shown on Attachment 2 of these conditions. Irrespective of the 20-foot maximum height indicated on the Special Exception Plan, the second sign shall be of a height no greater than 8 feet and shall not include any information other than gasoline prices. Only one of the described locations shall be utilized, and if an existing sign is relocated to an alternate location, any remaining portion or evidence of the previous sign shall be removed from the site. There shall be no other freestanding signs permitted on the site. *

~~12.~~ Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on the site. No promotional signage shall be permitted on any light poles. Temporary signage affixed or visible through windows shall be subject to the limitations of Sect. 12-103, Par. 3K, of the Zoning Ordinance and shall not cover more than thirty (30) percent of the total window area. This shall not preclude the display of seasonal decorations and displays in accordance with Sect. 12-103 of the Zoning Ordinance.

~~7-13.~~ Exterior storage and display of goods is limited to fifty (50) square feet, per the Zoning Ordinance definition of a service station use, and shall not be located as to block any required entrance, sidewalk or accessible path.

~~8-14.~~ All exterior lighting, including signage, canopy lighting, security, pedestrian and/or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. *

~~9-15.~~ Landscaping shall be provided in accordance with the Special Exception Plat and enhanced to provide a variety of plant materials and seasonal display as determined by the Urban Forest Management Branch (DPWES) prior to any site plan approval. An alternate landscaping plan shall also be submitted with the any site plan which provides a variety of shade trees, plant material and seasonal display to replace that landscaping which will may be lost as a result of future right-of-way dedication along Route 7. The general area to be covered by the alternate landscaping plan shall include the area to the north of the pump islands and south of the dedication line, as depicted on the Special Exception Plat, provided that adequate travel aisles are provided. This alternate landscaping plan shall be implemented within 60 days of

completion of the any Route 7 road improvement project. In addition, planters shall be placed adjacent to the pump islands as depicted on the Special Exception Plat. *

~~10.16.~~ Decorative sidewalks in accordance with the Bailey's Crossroads Streetscape Plan, to include rose-colored concrete unit pavers, shall be installed along the Route 50 frontage to the point of the dedication line shown on the Special Exception Plat for the VDOT Route 7 project, subject to VDOT approval. The existing sidewalk from that point west shall remain. The applicant shall also construct decorative sidewalks in accordance with the Bailey's Crossroads Streetscape Plan along the Route 7 frontage at such time as the an approved Route 7 transportation improvement project is constructed. *

~~11.17.~~ No more than five (5) light poles of a height not to exceed 16 feet, as measured from the ground to the top of the fixture, shall be installed on site. Each pole shall have a maximum of one (1) lighting fixture with a wattage not to exceed the glare standards provided for in Section 14-904 of the Zoning Ordinance. These lighting fixtures shall be directed inward and downward and otherwise shielded to avoid off-site glare. Any future replacement lights shall not exceed a height of 16 feet, as measured from the ground to the top of the fixture. In addition, the applicant shall provide acorn lights in accordance with the Bailey's Crossroads Streetscape Plan, as determined by DEM-DPWES prior to any site plan approval. The applicant or others may relocate any light poles which must be moved as a result of the any Route 7 improvement project without the need for a special exception amendment. *

~~12.18.~~ Fuel deliveries shall not occur during the peak hours defined as follows: 7:00 a.m. to 9:00 a.m., 10:00 a.m. to 2:00 p.m. and 4:00 p.m. to 7:00 p.m. *

~~13.19.~~ The service station/mini-martquick-service food store may operate seven days a week, 24 hours per day. The total number of employees shall not exceed five (5) on site at any one time. *

~~14.20.~~ In the event that DPWES does not waive the stormwater management and best management practice requirements, as referenced in note # 12 on the Special Exception Plat, a sand filtration system, designed in accordance with the design construction guidelines contained in the addendum to the Northern Virginia Best Management Practices (BMP) Handbook, to the satisfaction of DPWES, or an alternative system, as may be approved by DPWES at time of any site plan approval, shall be installed to ensure additional water quality protection. *

21. The construction of curb and gutter and placement of landscaping within the 24' public ingress-egress easement parallel to Route 7 as indicated on the Special Exception Plat shall not be deemed as inconsistent with the limited use easement

created with the Deed of Dedication and Easement Agreement dated December 18, 1989, and recorded at Deed Book 7525 Page 1331.*

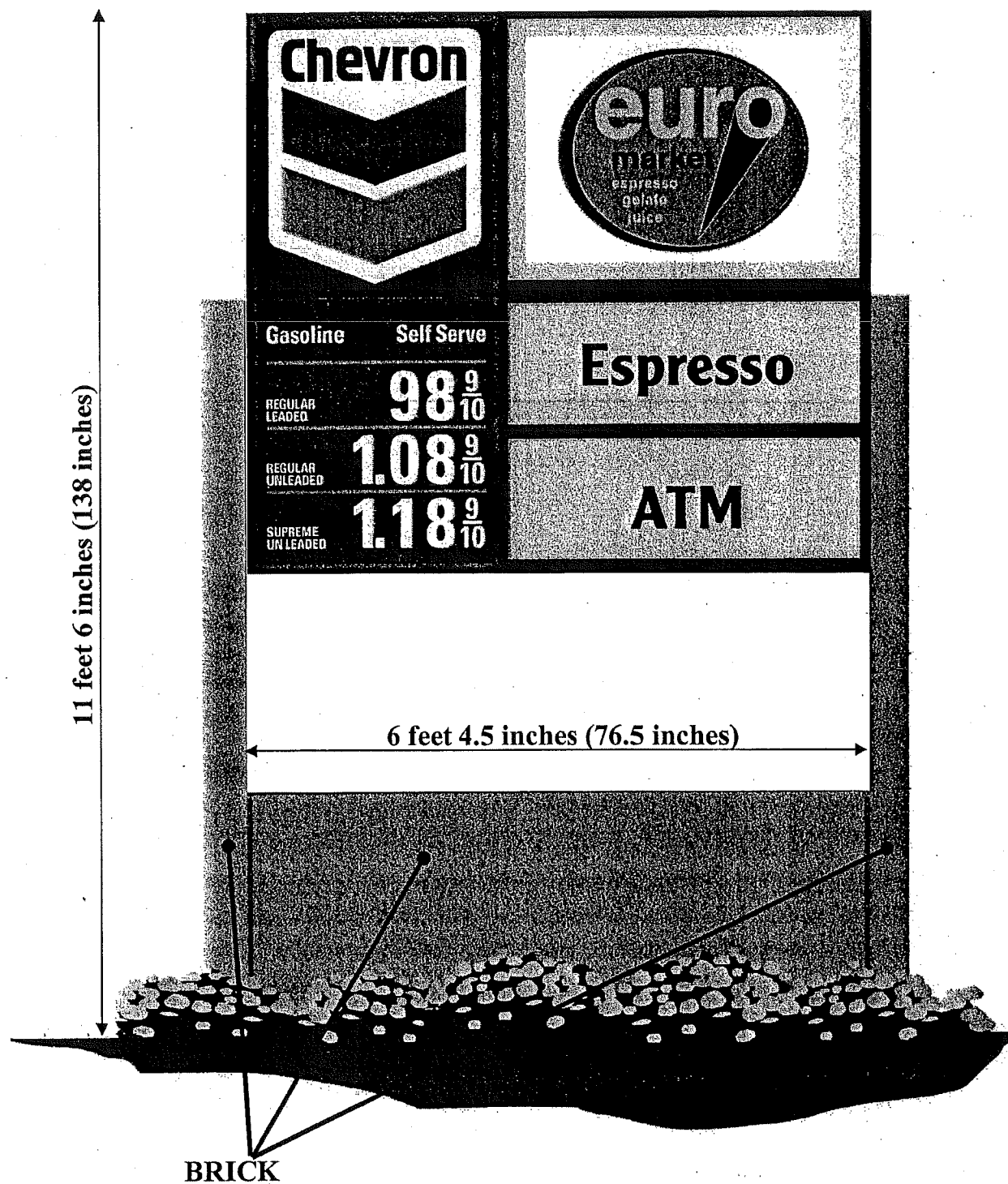
45.22. Existing interparcel access on the north and south of the site to the parcels on the east shall be maintained.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Free-standing Sign Exhibit



Alternate location for secondary, gasoline price only, sign

